



### TO LET

**GROUND FLOOR OFFICE UNIT,  
GLOBAL HOUSE,  
1 MICHAEL STREET,  
LIMERICK V94VKT3**

**OFFICE TO LET**

**RENT: €8,000 / year**





## DESCRIPTION

The subject property comprises of a ground floor fully fitted office with rear option of 1 secure car parking space.

Internally the property has been fitted out to a good standard with accommodation comprising of entrance hall, waiting area, private office, W.C., W.H.B., meeting room and a large open plan office.

The property is located on the edge of Limerick City in an established business area with adjoining occupiers and landmarks to include PWC, IBEC, The Granary, Bon Secour Hospital etc. This property is just a short walk from Limerick City centre and all the services and amenities this has to offer.

## SPECIAL FEATURES

- Storage heating throughout
- Carpet and wood effect flooring
- Mixture of light features
- Video intercom
- Alarm
- Networked throughout

## ACCOMMODATION

<b>Ground Floor Area</b>	C. 59 Sq. M. (635 Sq. Ft.)
<b>Fit Out</b>	The subject unit is fully fitted office accommodation
<b>Services</b>	We understand the subject unit is fully serviced.
<b>Rent</b>	€8,000. per annum plus VAT if applicable
<b>Car Parking Space</b>	€650.00 per annum
<b>Building Rates</b>	TBC
<b>Water Rates</b>	Subject to usage.
<b>Service Charge</b>	TBC
<b>Insurance</b>	TBC

**VIEWING** - By appointment only with Property Partners de Courcy O'Dwyer.

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.